










FINAL PLAT

| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 48°40'02" E | 51.33' |
| L2 | S 41°19'58" W | 40.00' |
| L3 | N 48°40'02" W | 50.00' |
| L4 | S 48°41'48" E | 35.00' |
| L5 | S 41°31'53" W | 50.00' |
| L6 | N 48°41'48" W | 35.00' |
| L7 | N 41°31'53" E | 50.00' |

| | |
|---|--|
| | <u>LEGEND</u> |
|  | 1/2" IRON ROD SET WITH PLASTIC CAP STAMPED "PAYNE 6064" |
|  | DEED AND OFFICIAL RECORDS OF BRAZOS COUNTY, TEXAS |
|  | 1/2" IRON ROD FOUND UNLESS OTHERWISE NOTED |
|  | IRON ROD FOUND WITH A PLASTIC CAP STAMPED "PAYNE 6064" OR OTHERWISE NOTED |
|  | TEXAS DEPT. OF TRANSPORTATION MONUMENT |
|  | NG MONUMENT |
| — o —  | UTILITY POLE, OVERHEAD UTILITY LINE, GUY |
|  | UTILITY PEDESTAL |
|  | LIGHT POLE |
| — H — | CHAIN LINK FENCE |
| — X — | WIRE FENCE |
| — W — | WATER LINE |

GENERAL NOTES:

1. ALL LOTS SERVED BY ON-SITE SEWAGE FACILITIES (OSSF'S) MUST COMPLY WITH COUNTY AND STATE OSSF REGULATIONS. ALL OSSF CONSTRUCTION MUST HAVE AN "AUTHORIZATION TO CONSTRUCT" PERMIT ISSUED BY THE BRAZOS COUNTY HEALTH DEPARTMENT. THIS PERMIT IS REQUIRED FOR ALL CONSTRUCTION OF ANY TYPE OF OSSF, AS AUTHORIZED BY THE COMMISSIONER'S COURT OF BRAZOS COUNTY, TEXAS, PURSUANT TO THE PROVISIONS OF SECTION 21.084 OF THE TEXAS WATER CODE.
2. ALL LOTS WILL BE REQUIRED TO HAVE A SITE/SOIL EVALUATION ON FILE WITH THE BRAZOS COUNTY HEALTH DEPARTMENT BEFORE ON-SITE SEWAGE FACILITIES MAY BE CONSTRUCTED.
3. ON-SITE SEWAGE FACILITY DISPOSAL AREAS SHALL NOT ENCRoACH THE 100 FOOT OR THE 150 FOOT SANITARY ZONE OF A PRIVATE OR PUBLIC WELL, RESPECTIVELY.
4. WINDROW SPECIAL UTILITY DISTRICT WILL PROVIDE WATER FOR THIS SUBDIVISION.
5. THE BEARING BASED FOR THIS SURVEY REFERS TO GRID NORTH OF THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, CENTRAL ZONE, DISTANCES ARE GRID.
6. ACCORDING TO SEALING FROM THE CURRENT F.E.M.A. FLOOD INSURANCE RATE MAP NO. 48041C0205F, DATED APRIL 2, 2014, THIS TRACT DOES NOT LIE WITHIN A FLOOD OR A ZONE A-E.
7. THIS SUBDIVISION IS SUBJECT TO A BLANKET 20' WATER LINE EASEMENT IN FAVOR OF WINDROW SPECIAL UTILITY DISTRICT RECORDED IN VOLUME 4807, PAGE 12, AND VOLUME 7833, PAGE 227, OFFICIAL RECORDS OF BRAZOS COUNTY TEXAS.
8. THIS TRACT FALLS WITHIN THE LIMITS OF THE BRYAN INDEPENDENT SCHOOL DISTRICT.

FINAL PLAT OF

CARRABBA ROAD SUBDIVISION

4.98 ACRES, 3 LOTS
M.A. FOSTER SURVEY, A-16
BRAZOS COUNTY, TEXAS

OCTOBER 2015 SCALE 1" = 50'

| | |
|-----------------------------|--------------------------------------|
| <u>OWNER/DEVELOPER:</u> | <u>SURVEYOR:</u> |
| 21 & Carrabba Joint Venture | Phillip C. Payne, |
| 3828 South College Ave | RPLS No. 6064 |
| Bryan, Texas 77801 | Payne Industries, LLC |
| (979) 268-6840 | 121 W. Buck St. |
| | Caldwell, TX 77836 |
| | (979) 567-4500 |
| | FILE REGISTRATION 10182780 & F-16791 |